134.0	0001	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	623,800 / 623,800
					USE VALUE:	623,800 / 623,800
					ASSESSED:	623,800 / 623,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		BONAD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH MARIAN E/TRUSTEE
Owner 2:	MARIAN E SMITH LIVING TRUST
Owner 3:	
Street 1:	26 BONAD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SMITH MARIAN E -
Owner 2:	-
Street 1:	26 BONAD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,800 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1922, having primarily Vinyl Exterior and 1141 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4800.000	168,800	3,800	451,200	623,800
Total Card	0.110	168,800	3,800	451,200	623,800
Total Parcel	0.110	168,800	3,800	451,200	623,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 546.71 | /Parcel: 546.7

Legal Description

User Acct 86178

GIS Ref

GIS Ref

Insp Date 12/02/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 134.0-0001-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	168,900	3800	4,800.	451,200	623,900	623,900	Year End Roll	12/18/2019
2019	101	FV	174,500	3900	4,800.	423,000	601,400	601,400	Year End Roll	1/3/2019
2018	101	FV	174,000	3400	4,800.	349,700	527,100	527,100	Year End Roll	12/20/2017
2017	101	FV	174,000	3400	4,800.	321,500	498,900	498,900	Year End Roll	1/3/2017
2016	101	FV	174,000	3400	4,800.	293,300	470,700	470,700	Year End	1/4/2016
2015	101	FV	153,000	3400	4,800.	287,600	444,000	444,000	Year End Roll	12/11/2014
2014	101	FV	153,000	3400	4,800.	267,300	423,700	423,700	Year End Roll	12/16/2013
2013	101	FV	153,000	3400	4,800.	254,400	410,800	410,800		12/13/2012

!10439!

PRINT

Date	Time
12/11/20	00:44:34

LAST REV

Date	Time
06/05/18	08:55:22
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10439

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH MARIAN E,	62202-182		7/9/2013	Convenience	1	No	No		
PHILIPS DEBORAH	55097-58		8/2/2010		380,000	No	No		
QUIGLEY RICHARD	44503-208		1/19/2005		425,000	No	No		
	21250-292		6/1/1991		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2018	401	Porch	3,000	C				
7/14/1999	491	Alterati	7,500					ADD TO/REMODEL KIT

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	Meas/Inspect	HS	Hanne S
3/16/2009	Inspected	345	PATRIOT
1/20/2009	Entry Denied	372	PATRIOT
12/9/1999	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/9/1999	Measured	256	PATRIOT
8/27/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	86178
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4800		Sq. Ft.	Site		0	80.	1.18	9									451,200						451,200	

Total AC/HA:	0.11019	Total SF/SM:	4800	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	451,200	Spl Credit		Total:	451,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	120.273
Other Features:	68201
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	244690
Depreciation:	75854
Depreciated Total:	168836

COMMENTS

SCUTTLE-SUMP PUMP-BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2		Baths: 1			HB				

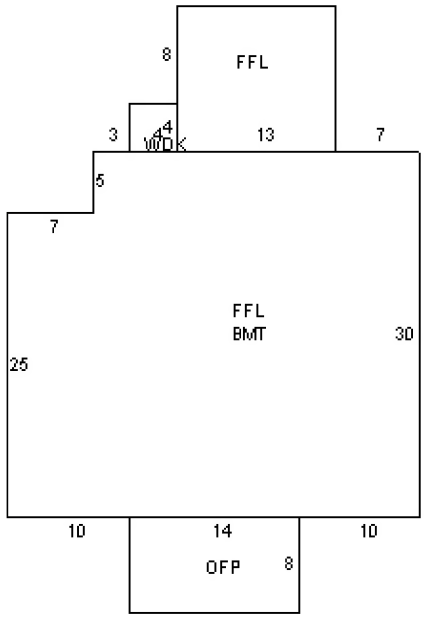
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	120.27
Special Features:	0	Val/Su Net:	74.89
Final Total:	168800	Val/Su SzAd	147.94

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,141	120.270	137,231
BMT	Basement	985	36.080	35,541
OFP	Open Porch	112	30.920	3,463
WDK	Deck	16	15.840	253

Net Sketched Area:	2,254			Total:	176,488
Size Ad	1141	Gross Are	2254	FinArea	1141

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

134.0-0001-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1960	26.57	T	40	101			3,400			3,400
19	Patio	D	Y	1	8X10	A	AV	2010	6.00	T	7.2	101			400			400

More:	N	Total Yard Items:	3,800	Total Special Featues:	Total: 3,800